



CHERRY HILL

BUSINESS PARK

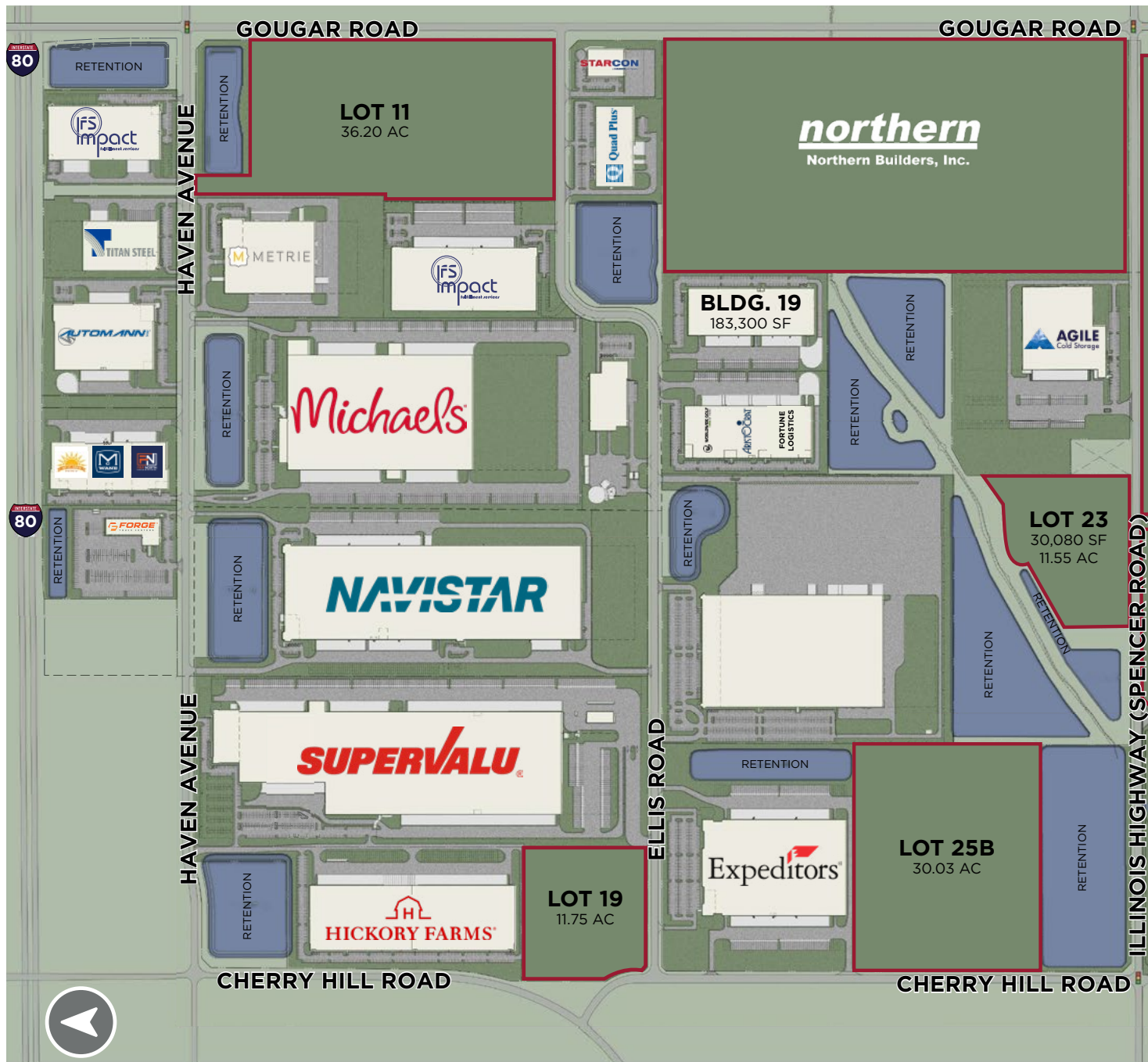
NEW LENOX • JOLIET • ILLINOIS

BUILD-TO-SUIT
SALE OR LEASE

PRIME BUSINESS PARK OPPORTUNITY WITH **OPTIMAL ACCESS**



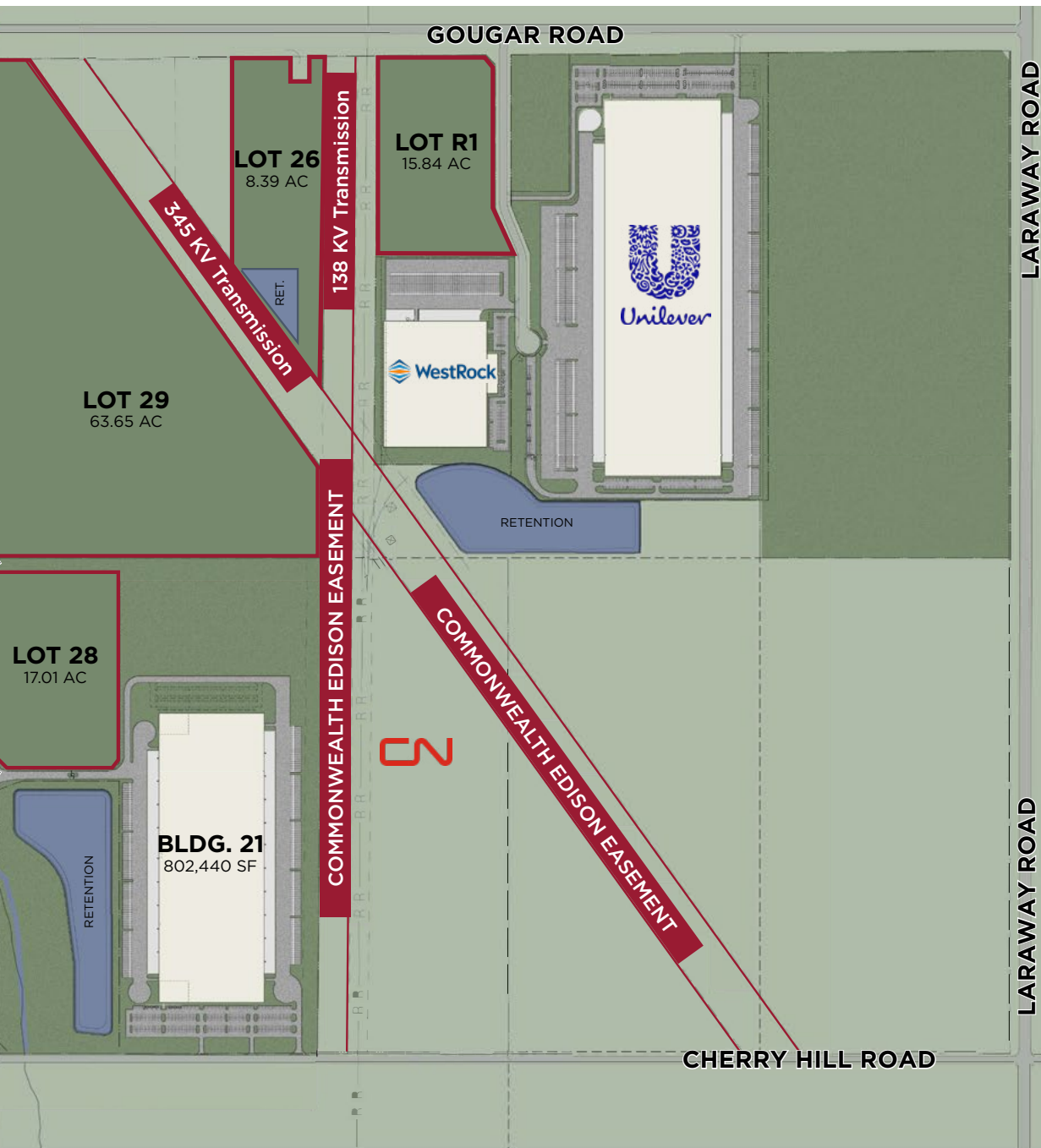
WORLD-CLASS BUSINESS PARK WITH PRESTIGIOUS CORPORATE NEIGHBORS



HIGHLIGHTS

- Strategic location between I-55 and I-57
- Immediate access to I-355 and I-80
- Illinois Highway (Spencer Road) widened and improved to 3-lane truck route
- Pad ready build-to-suit sites available from 25,000 SF to 1,500,000 SF
- Direct, active rail service via the Canadian National Railroad
- Centrally located for regional and super-regional distribution

DATA CENTER ♦ RAIL ♦ COLD STORAGE ♦ MANUFACTURING ♦ DISTRIBUTION



AVAILABILITY

LOT 11
36.20 AC

LOT 19
11.75 AC

BUILDING #19
183,300 SF
(Divisible to 75,000 SF)

LOT 23
30,080 SF
(Truck Terminal)

LOT 25B
30.03 AC

LOT 26
8.39 AC

BUILDING #21
802,440 SF
(Expandable to 1,195,560 SF; Divisible)

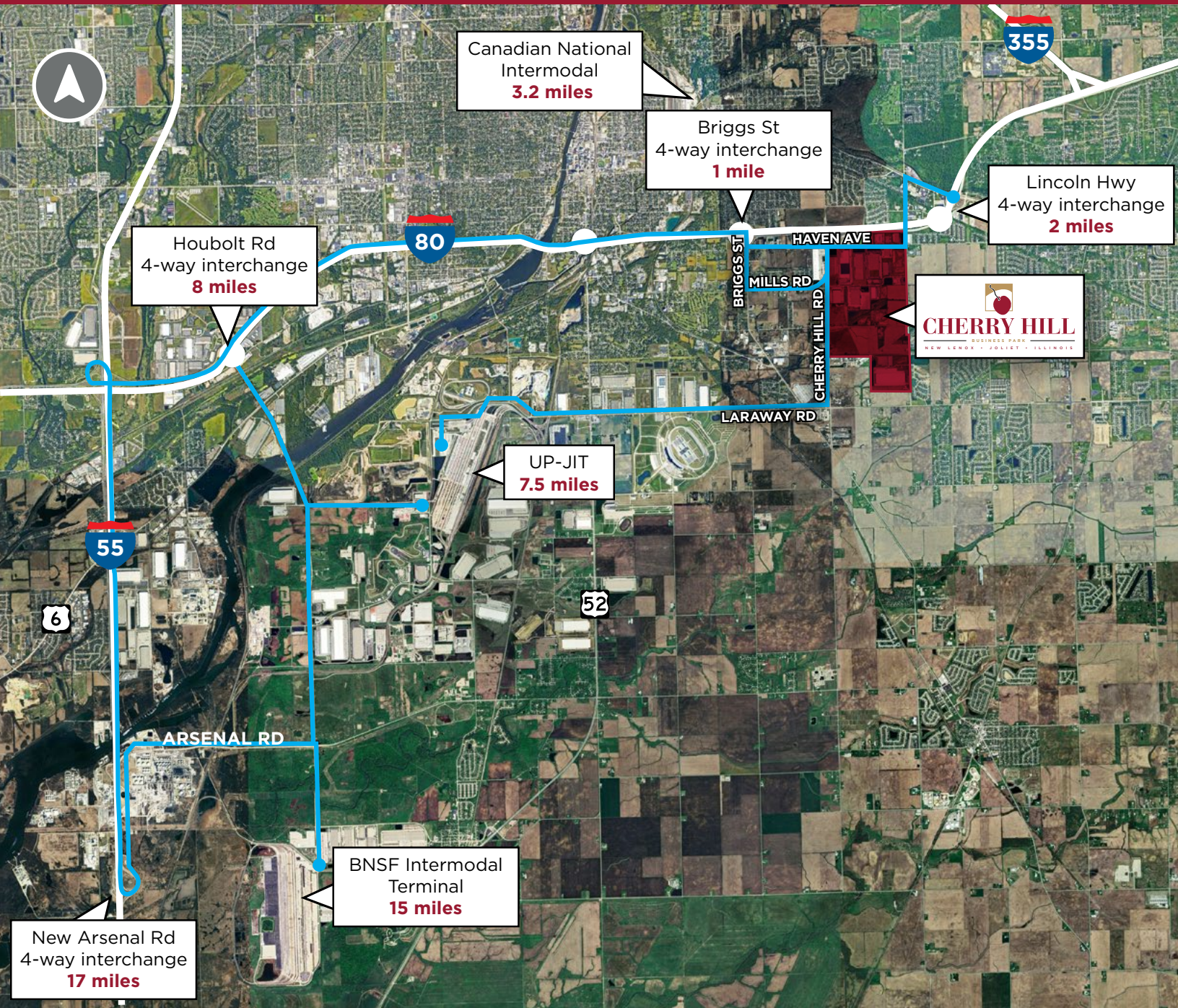
LOT 28
17.01 AC

LOT 29
63.65 AC

LOT R1
15.84 AC

- Large workforce with skilled labor
- State, County and Municipal tax incentives available
- Low Will County taxes
- Established, private ownership
- Full-service development company with in-house construction

CHERRY HILL BUSINESS PARK CENTRAL LOCATION



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Northern Builders, Inc.

 **CUSHMAN &
WAKEFIELD**